089.0	0005	0001.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	719,200	/	719,200
USE VALUE:	719,200	/	719,200
ASSESSED:	719,200	/	719,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	243-245 SUMMER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	441 PLEASANT ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	EL-LAKKIS NABIH -
Owner 2:	-
Street 1:	441 PLEASANT STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 6,027 Sq. Ft. of land mainly classified as Three Fam. with a Multi- TnHs Building built about 1958, having primarily Vinyl Exterior and 2318 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6027.000	340,700		378,500	719,200
Total Card	0.138	340,700		378,500	719,200
Total Parcel	0.138	340,700		378,500	719,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.27 | /Parcel: 310.2

Legal Description

User Acct
56799
GIS Ref
GIS Ref
Insp Date
09/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0005-0001.C

!7257!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	340,700	0	6,027.	378,500	719,200	719,200	Year End Roll	12/18/2019
2019	105	FV	306,800	0	6,027.	373,100	679,900	679,900	Year End Roll	1/3/2019
2018	105	FV	306,800	0	6,027.	286,600	593,400	593,400	Year End Roll	12/20/2017
2017	105	FV	289,300	0	6,027.	270,400	559,700	559,700	Year End Roll	1/3/2017
2016	105	FV	312,600	0	6,027.	248,700	561,300	561,300	Year End	1/4/2016
2015	105	FV	264,100	0	6,027.	232,500	496,600	496,600	Year End Roll	12/11/2014
2014	105	FV	264,100	0	6,027.	214,100	478,200	478,200	Year End Roll	12/16/2013
2013	105	FV	273,800	0	6,027.	214,100	487,900	487,900		12/13/2012

PRINT

Date	Time
12/10/20	21:54:49

LAST REV

Date	Time
10/02/18	11:14:03
apro	

TAX DISTRICT | PAT ACCT. 7257

USER DEFINED

Prior Id # 1:	56799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EL-LAKKIS NABIH	66224-377		10/15/2015	Convenience	99	No	No		
NADEAU JOHN R--	64798-107		1/15/2015		599,000	No	No		
	19276-128		8/1/1988		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2006	975	Re-Roof	5,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
6/29/2016	Sales Review	PT	Paul T
3/24/2016	SQ Returned	MM	Mary M
11/25/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	163	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6027		Sq. Ft.	Site		0	70.	0.90	6			Med. Tr	-10					378,509						378,500	

Total AC/HA:	0.13836	Total SF/SM:	6027	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	378,509	Spl Credit		Total:	378,500

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs
Sty Ht:	2 - 2 Story
(Liv) Units:	3 Total: 3
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	N - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	3
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21390975
Const Adj.:	0.90899998
Adj $ / SQ:	154.482
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493762
Depreciation:	153066
Depreciated Total:	340696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

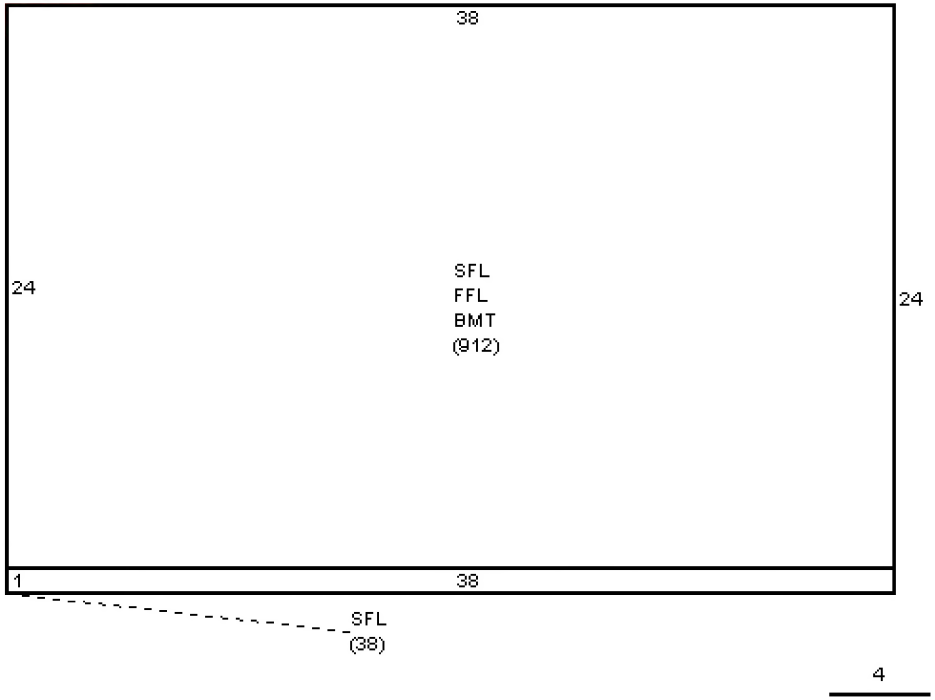
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.48
Special Features:	0	Val/Su Net:	122.82
Final Total:	340700	Val/Su SzAd	182.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	154.480	146,758
BMT	Basement	912	63.720	58,116
FFL	First Floor	912	154.480	140,888

Net Sketched Area:	2,774			Total:	345,762
Size Ad	1862	Gross Are	2774	FinArea	2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

089.0-0005-0001.C

IMAGE

AssessPro Patriot Properties, Inc